| Map | Block | Lot | CARD | | Total Card / Total Parcel |
|---|---|---|---|---|---|
| 157.0 | 0007 | 0006.0 | 1 of 1 | Residential ARLINGTON | APPRAISED: 659,400 / 659,400 |
| | | | | | USE VALUE: 659,400 / 659,400 |
| | | | | | ASSESSED: 659,400 / 659,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 274 | | HILLSIDE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RAYLE ROBERT W |
| Owner 2: | HOBBS VALERIE J |
| Owner 3: | |
| Street 1: | 274 HILLSIDE AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 237,500 | 1,900 | 420,000 | 659,400 |
| Total Card | 0.138 | 237,500 | 1,900 | 420,000 | 659,400 |
| Total Parcel | 0.138 | 237,500 | 1,900 | 420,000 | 659,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.63 | /Parcel: 490.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104951
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

## PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 237,500 | 1900 | 6,000. | 420,000 | 659,400 | 659,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 206,100 | 1900 | 6,000. | 420,000 | 628,000 | 628,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 206,100 | 1900 | 6,000. | 354,000 | 562,000 | 562,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 206,100 | 1900 | 6,000. | 324,000 | 532,000 | 532,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 206,100 | 1900 | 6,000. | 276,000 | 484,000 | 484,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 194,000 | 1900 | 6,000. | 240,000 | 435,900 | 435,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 194,000 | 1900 | 6,000. | 222,000 | 417,900 | 417,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 194,000 | 1900 | 6,000. | 211,200 | 407,100 | 407,100 | | 12/13/2012 |

!12337!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:26:02 |

## LAST REV

| Date | Time |
|---|---|
| 10/03/19 | 16:49:06 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12337

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DIFRANCESCO JOH | 1186-137 | | 4/29/1998 | | 247,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/30/2018 | 1252 | Insulate | 2,000 | C | | | | |
| 5/30/2018 | 713 | Heat App | 1,000 | C | | | | |
| 11/16/2009 | 1159 | Carport | 3,500 | | | | | |
| 7/1/2009 | 550 | Re-Roof | 5,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/6/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/23/2009 | Measured | 372 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/2/1999 | Measured | 268 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 104951 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13774 | Total SF/SM: | 6000 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | 8 - Brick Veneer | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00241208 |
| Adj $ / SQ: | 142.092 |
| Other Features: | 94000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 322731 |
| Depreciation: | 85201 |
| Depreciated Total: | 237530 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 3 | | Baths: 1 | | | | | HB 1 | | |

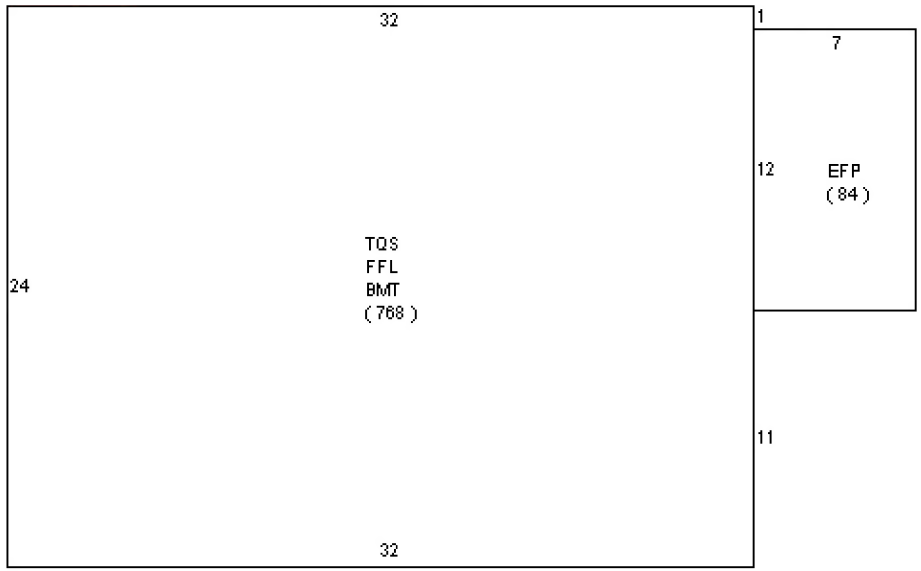
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 142.09 |
| Special Features: | 0 | Val/Su Net: | 108.15 |
| Final Total: | 237500 | Val/Su SzAd | 176.71 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 42.630 | 32,738 |
| FFL | First Floor | 768 | 142.090 | 109,127 |
| TQS | 3/4 Story | 576 | 142.090 | 81,845 |
| EFP | Enclos Porch | 84 | 59.780 | 5,021 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,196 | | | Total: | 228,731 |
| Size Ad | 1344 | Gross Are | 2388 | FinArea | 1344 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 157.0-0007-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | Carport | D | Y | 1 | 20X20 | F | FR | 1960 | 9.56 | T | 50 | 101 | | | 1,900 | | | 1,900 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 1,900 | Total Special Featues: | Total: 1,900 |